

***Village of Barrington
Plan Commission
Minutes***

Date: December 9, 2003

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chair
Curt Larsen, Vice Chair
Bhagwant Sidhu
Harry Burroughs
Steve Mack

Staff Members: Jeff O'Brien, Acting Senior Planner
Erin Emerick, Recording Secretary

Call to Order

Ms. Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, present; Harry Burroughs, present; Steve Mack, present; John Rometty, absent; Steve Morrissey, absent.

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the petitions and the procedure.

Other Business

Approval of 2004 meeting schedule. Ms. Bush asked if everyone had time to review the meeting schedule.

The commissioners said yes.

Mr. Mack asked about vacating the calendar during July and August because of absenteeism they usually experience at this time.

Ms. Bush asked O'Brien about last year's meeting schedules and attendance.

Mr. O'Brien suggested going ahead with schedule and then canceling meetings as needed.

Mr. Mack asked about spring break during March.

Mr. O'Brien said he did not know when spring break was but the commission can change the meeting schedule as needed. He noted they will have to omit the January 13 meeting due to a joint committee meeting with the ARC and the Board of Trustees on that date.

Ms. Bush stated they can amend as they go if they need to.

Mr. Larsen made a motion to approve the meeting schedule for 2004 as presented. Mr. Mack seconded. Voice vote recorded all yes. Motion carries.

Approval of Minutes

Ms. Bush asked if anyone had any changes to make in any minutes. Asked if they could approve them all together.

Mr. O'Brien said that would be fine.

Ms. Bush read the list of minutes that they would be voting on. Nov. 12, 2002, Dec. 17, 2002, Jan. 14, 2003, Jan. 30, 2003, Feb. 25, 2003, March 12, 2003, April 8, 2003, April 22, 2003, April 29, 2003, May 6, 2003, May 13, 2003, May 28, 2003, June 4, 2003, June 24, 2003, July 8, 2003, and Sept. 23, 2003. Ms. Bush asked again for any changes or modifications anyone would like to make.

Mr. Larsen stated they would have to take out June 24 and July 8 because he was recusing himself from voting on those minutes.

Mr. Larsen motioned to approve all minutes set before them except June 24, 2003 and July 8, 2003. Mr. Mack seconded. Voice vote recorded all ayes. Motion carries.

Mr. Mack moved to approve the minutes from June 24, 2003 and July 8, 2003. Mr. Burroughs seconded. Mr. Larsen recused himself. Voice vote recorded all ayes. Motion carries.

New Business

PC 03-07 Zoning Ordinance Text Amendment Re: Appendix N – Fees

Petitioner: Village of Barrington

Mr. O'Brien stated that this year the village is looking for ways to make up shortfalls in budget and was making sure that the Village covering its costs with the fees for petitions. He noted that PZED directed staff to increase the fees for annexation petitions and plan developments. Mr. O'Brien stated that staff did the research and came up with numbers. He noted that the final page of the staff report contains the amendments. He noted that the old fees have a strike through, new fees are indicated in bold, and fees that remain the same are also noted. Mr. O'Brien stated that staff recommends approval of fee schedule.

Ms. Bush asked for questions and public comment on fees.

Mr. Larsen motioned to approve PC 03-07 (Zoning Ordinance Text Amendment) as presented. Ms. Sidhu seconded. Roll Call Vote: Ms. Bush, yes; Mr. Larsen, yes, Mr. Mack, yes, Ms. Sidhu, yes, Mr. Burroughs, yes. Motion carries 5-0.

PC 03-06 Cook Street Plaza Amendment (NW Corner of Cook & Station Street)

Petitioners: Ben Borkon, architect; Bill Braithwaite, owner/representative, Jason Dolan, engineer

Ms. Bush asked how many would be people presenting.

Mr. Braithwaite said three.

Ms. Bush swore in those presenting.

Mr. Braithwaite, 2800 W Higgins, Hoffman Estates

Mr. Braithwaite stated that what they are presenting has no dramatic changes. The concept of Cook St Plaza is the same. The location is the corner of Cook and Station St, which is now a vacant lot. Plans started after the fire at Lipofsky's in 1988, which was followed by discussions regarding utilization of property. Previous approval (special use ordinance & redevelopment agreement) provides for 3-story building, 18,000 sq feet of commercial property, 2 levels of condominiums (20-24 units), and underground parking. He stated they would be talking about the underground parking, setback matters, and a technical change in the special use for the property. Basic agreement remains the same- 85% of Cook St Plaza is for

sales tax producing entities. Underground parking- agreement with village is for a sum of money to be paid each year for the next 20 years, which will provide for 80-90 parking spaces for the plaza and the surrounding area. He stated presentation would be largely by Ben Borkon, architect and Jason Dolan, engineer. He introduced architects and other people involved with project who were present at the meeting. He stated that Ben Borkon is an architect, principal of Cook St Plaza and manager of the Cook St venture. He noted that other principals include himself, Dave McClintock, Tressa Borkon and Dyllis Braithwaite.

Mr. Borkon, 493 Woodfield Rd.

He showed diagram for underground parking. He stated that last time the board approved parking for their project it was for 98 cars underground on 1 level. This plan shows the garage will project under Station St. 56 feet. There are other buildings to north that are adjacent to foundation walls. One issue is consideration of what will happen to existing foundation walls. He discussed the relocation of the utilities.

Mr. Borkon showed the new configuration, which is a simple rectangular box. Relative to existing configuration, it occupies only a small corner (Southeast). The new plan eliminates necessity of going against foundation walls on the North and projects only 26 feet under Station St. He stated that traffic flows will be maintained during construction. Mr. Borkon showed another view of project and noted that it has less interference with Station St and foundation walls. He stated that the first level of the garage consists of 51 parking spots – originally it had a requirement for 46 spots -an increase in the amount of public spaces by 5. On the lower level, the garage will have 54 parking spots. He showed reserved parking for employees and tenants in the back of parking garage - reason for that is it is easier for people to use those on a daily basis. He noted that this option was recommended by staff.

Mr. Borkon addressed issue of 2nd floor setbacks. He stated that the wall is on the property line, but roof above the bay window projects over the property line by a few inches. He noted that this would require an exception. He stated that setback issues occur only on Station St and Cook St (2nd floor only).

Mr. Borkon went back to parking garage – he called attention to the dedicated spaces for tenant and employee parking. He said staff recommended on page 7 of the staff report - for safety reasons, parking spaces 23, 26, and 45-54 should be assigned as employee parking. He stated that he already discussed item #3. He talked about recommendation of staff relative to signage - showed design. Item #5 addresses details related to signage. Drawing shows how they have accommodated the requirement- they will allow tenants to have one window sign per store and one door sign with hours (max letter height - 24 inches).

Mr. Borkon noted Item #7 relating to garbage - he showed plan with shaded areas representing disposal sites. Every day management custodian will gather refuse and place in pick up areas. (Showed garbage pick-up points.) He stated that prior to 6:30 am garbage will be transferred to pick-up points.

Mr. Borkon discussed on-street delivery area, which will be used when condo dwellers move into the building. He showed area where semi would park when people moved in and out – he noted that this will not be high frequency area. He also designated space for daily deliveries to Cook St Plaza – he discussed Bread Basket, which has early morning deliveries – their delivery company will park in space 1 or 2. He mentioned that construction of garbage areas will be as required.

Mr. Borkon addressed item #8 relating to the location of grease pits. He noted that these will be indicated on final plan. He stated that they don't know who the tenants will be at this time. He noted that he has had discussions with a significant restaurant but they don't know where their kitchen will be, etc. He stated that CSP will require the tenant to furnish acceptable plan for disposal of grease.

Mr. Burroughs excused himself at approximately 7:35.

Mr. Borkon mentioned that grease removal from the parking garage will also be indicated on final plan. He discussed item #10 relating to the backs of buildings. He noted that CSP had proposed to treat them with landscaping and climbing ivy, but staff recommended incorporating cornices and windows or doors that

were consistent with design of Cook St Plaza. Mr. Borkon stated they are preparing plans for this to present for approval.

Mr. Borkon discussed item #11 addressing planting of tree shrubs, etc. in the appropriate season; he noted they have provided response and indicated that this will be incorporated and maintenance will be their responsibility.

Mr. Borkon discussed item #14 discussing changes to building and signage. He noted that it was his intention is to fully comply with that- have indicated what the signage will be.

Mr. Borkon stated that the issues here relate to parking. He stated that he thinks it will be improvement for project. He asked commission's approval to move on with project.

Ms. Bush asked when they would break ground.

Mr. Borkon said ASAP. He stated that he was thinking January 15, 2004. He noted they will have over 50% of leases and 50% of condos reserved, which is requirement. He stated that they could start Jan 15, 2004, if everything falls into place.

Mr. Larsen asked about issue of fire protection and exhaust removal relative to underground parking area- have gone from 1 level to 2 levels- wondered about position of chief on going to second level.

Mr. Borkon brought up diagram again and showed fire department comments listed. He noted that he met with fire and police chiefs and incorporated comments into their documents. He intended to comply with these codes/comments.

Mr. Larsen asked about unresolved issues relative to underground parking.

Mr. Borkon said there are none to his knowledge he thinks they have spoken with everyone.

Mr. Larsen asked about exhaust system - would it be through the roof or somewhere else?

Mr. Borkon turned discussion over to Mr. Peter Martin.

Ms. Bush swore in Mr. Martin.

Mr. Martin, 329 Liberty St, Barrington

He stated the idea is to supply air from one side of garage and draw across building and exit through the roof, so there will be no exhaust on the street or close to the ground.

Mr. Larsen asked how they would draw the air in.

Mr. Martin said the air intake is on the west side of the garage. He stated that supply fans bringing in 2 60,000 CFM units will be used and air will blow from the West to East. He noted that it is a supply and return design that will produce a constant flow.

Mr. Larsen asked if the supply would be at alley level or up behind the buildings facing Hough St.

Mr. Martin said he was unsure if he could answer that at this point.

Mr. Larsen stated that his concern was about the amount of hot air that will come in during the summer months, as opposed to if it was elevated. He was also concerned with the fans bringing in other residue.

Mr. Martin said there would be no equipment at grade. He stated the equipment would probably be on the roof.

Mr. Larsen asked if they were bringing it down to roof level on the 3rd floor.

Mr. Martin said there was a significant amount of air coming in through the doorway and there would be louvers that would bring air into the building.

Mr. Larsen said he was uncomfortable with where the air was coming from. If the doors are closed on the ramps, he wonders if it is coming from garage level or from the tops of buildings. He said he thinks staff needs to investigate this. His concern is about drawing air off street level or behind buildings and thinking about noise level it might create for neighboring businesses. He stated that staff and the petitioner should further investigate the issue.

Mr. O'Brien asked where Mr. Larsen would like to see air intake.

Mr. Larsen said wherever is most reasonable without major sound problem in the area.

Mr. Mack asked about parking spaces 1 and 2 on Station St. He asked what Mr. Borkon had dedicated them to.

Mr. Borkon looked up document and showed that these spaces would be used for quick daily deliveries.

Mr. Mack thought that was garbage pick up.

Mr. Borkon said it is but the garbage will be picked up early and it will not be problem for deliveries.

Ms. Bush asked if engineer would speak on project.

Mr. Dolan said Mr. Borkon addressed his concerns.

Mr. Braithwaite addressed zoning ordinance; said it precludes certain offices on the 1st level, which are required to be on 2nd and 3rd floors. He noted that CSP had run into difficulty- they are in serious discussion with professional person who wants to be in Cook St Plaza and would like to be on 1st floor. He noted that upon his moving to Cook St. Plaza - his other location would become a sales tax producing retail establishment. Mr. Braithwaite noted that under terms of special use, they are required to comply with the Zoning Ordinance. He said that they are asking that not more than 15% of commercial space be allowed to be non-sales tax producing places; he stated that this would be part of special use amendment they are requesting. He was asking to conform the zoning ordinance to the redevelopment agreement because they are in conflict.

Mr. Borkon said someone else can comment on exhaust system.

Mr. Martin showed diagram on overhead. He said that the intakes would be above 2 garage door entrances and 2 60,000 CFM units are located in ceiling of ramp as you go into garage, down toward the westernmost area of garage. The duct work risers would go down and be ducted on outside wall and blow into garage at calculated points across the Western wall.

Mr. Borkon noted air-handling units above entrances and they project downward through area of the building to garage below.

Mr. Martin added there would be exhausts through risers up through top of building.

Mr. O'Brien went over staff report. He noted the project's history – Plan Commission had held meetings on this project before in Spring 2002 and the special use ordinance was approved in 2002. He noted that CSP is back here for amendments to this special use. (Parking garage, roof overhangs, signage and permitted uses.)

Mr. O'Brien went through staff's findings, the request, and the proposed exceptions. He noted that staff was recommending approval of PC 03-06 and that they will look into air intake issue and grease pits.

Ms. Bush noted grease pits and façade improvements should be on final plan.

Mr. O'Brien said façade improvements are up to the ARC.

Ms. Bush asked for petitioner responses.

Mr. Braithwaite said he is satisfied with staff report. He mentioned that Cook St Plaza is member of strongest Chamber of Commerce in IL and the President is at the meeting.

Ms. Janet Meyer, 325 N Hough St, Barrington

Ms. Meyer said Chamber of Commerce is supportive of project and they have had many meetings with petitioners. She has described their program in the Chamber's monthly newsletter. She thinks this is a big step for the Village of Barrington.

Ms. Bush closed public comment.

Mr. Larsen said he has asked his questions, has nothing further.

Ms. Sidhu said no comment.

Mr. Mack said he is uncomfortable with public safety issue of airflow and exhaust- wants it included to be signed off by fire chief etc.

Ms. Bush said her only comment is when will it start? She noted that the retailers are anxious to see progress. She stated that she thinks public comment has been positive and that the underground 2 levels is good as it provides more spaces, less stress on neighboring buildings' basements. She stated that she wants to see it move forward ASAP.

Mr. Larsen motioned to recommend approval as presented with addition of item #15 of staff comments articulated by Mr. Mack for the air intake and public safety concerns and with staff's comment relative to item #10 with 4 additional exceptions. Ms. Sidhu seconded.

Mr. O'Brien added that petitioner shall explore air intake situation and that the final plans shall be approved by fire chief and public safety.

Roll Call Vote: Ms. Bush, yes; Mr. Larsen, yes, Mr. Mack, yes, Ms. Sidhu, yes. Motion carries 4-0.

Mr. Larsen said he is also anxious for this to move forward.

Ms. Bush asked when this will go to Board.

Mr. O'Brien said they are looking for final ARC approval and will probably need at least 2 meetings with them. He noted that staff will try to meet CSP's Jan 15 deadline. He stated that it is most likely that the petition will go to the Board on January 24.

Planner's Report

Ms. Bush asked when next plan commission meeting was and what's on agenda.

Mr. O'Brien said Jan. 13 was a special Committee of the Whole to discuss the Historic District and modifications to the district. He stated that Jan 27 is next scheduled date after that and that no cases have filed yet.

Adjournment

Mr. Mack moved to adjourn the meeting. Mr. Larsen seconded the motion. Voice vote recorded all Ayes. The motion carried. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Erin Emerick, Recording Secretary

Anna Bush, Chairperson
Plan Commission